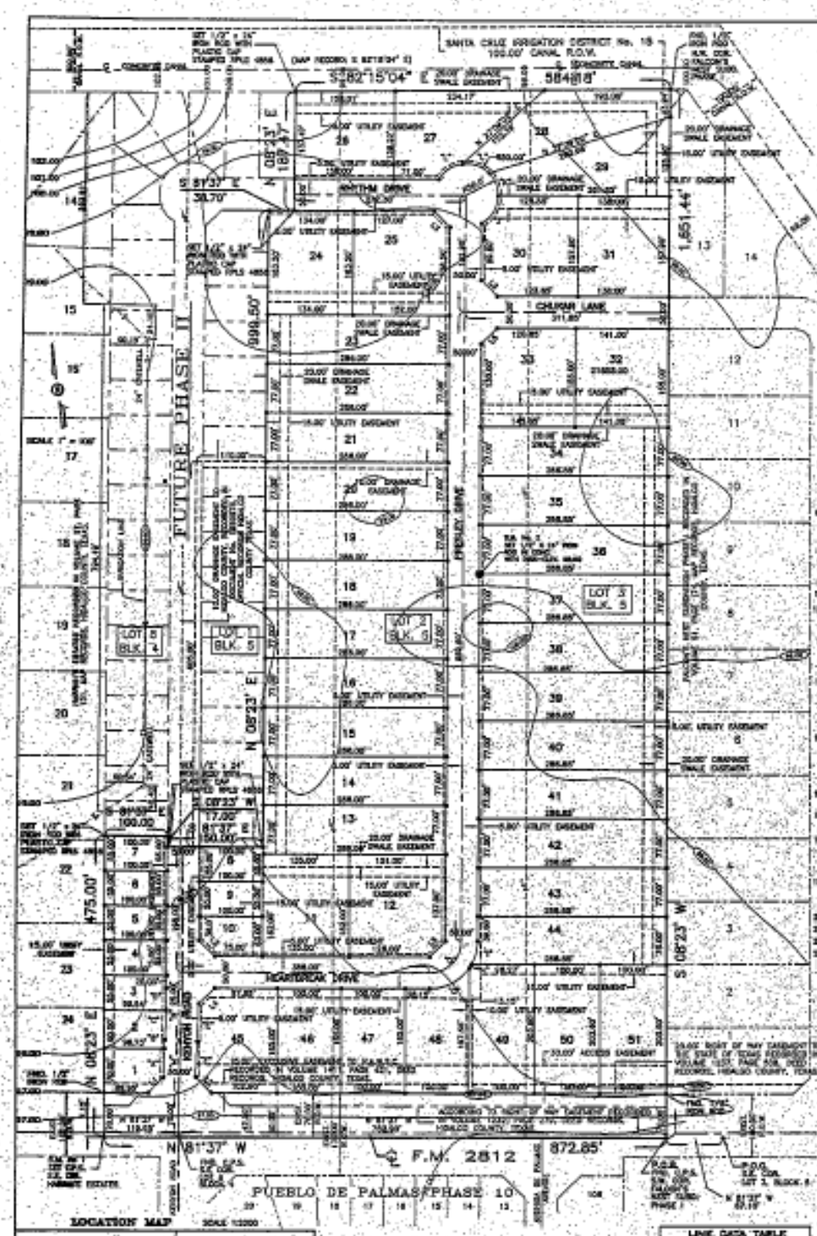

LOCATION MAP SCALE: 1:2000

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION (E.T.J.) OF A MUNICIPALITY:

VIVA LAS VEGAS SUBDIVISION PHASE I IS LOCATED IN NORTH HIDALGO COUNTY ON THE NORTH SIDE OF F.M. 2812 AND APPROXIMATELY 3,900.00 FEET EAST OF COUNTY ROAD "N". THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG POPULATION ESTIMATE, VIVA LAS VEGAS SUBDIVISION PHASE I, LIES APPROXIMATELY 3.25 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S "TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN FCC 4.

PRINCIPAL CONTACTS:	Name	Address	City & Zip	Phone	Fax
OWNER	RICHARD A. GARCIA PRESIDENT OF GARCIA MANAGEMENT LLC. PARTNER OF GARCIA, LLC	2810 N. PRESIDIO BOULEVARD	EDINBURG, TX 78539	(956)381-0810	(956)381-0811
ENGINEER	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TEXAS 78539	(956)381-0487	(956)381-0487
SURVEYOR	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-0980	(956)381-0487

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION:
FLOOD ZONE DESIGNATION: ZONE " X "
AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN
COMMUNITY–PANEL No. 480334 0325 D
EFFECTIVE DATE: MAY 17, 2001.

2.– MINIMUM BUILDING SETBACK LINES:
FRONT: 20.00 FEET OR GREATER
20.00 FEET ON FM. 2812
REAR: 10.00 FEET
SIDE: 6.00 FEET OR GREATER, WHICHEVER IS GREATER
CORNER SIDE: 14.00 FEET
CORNER SIDE WHERE R.O.W. IS GREAT THAT 50.00 FEET: 20.00 FEET

3.– GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING RESIDENTIAL LOTS 1 THROUGH 44. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND THE MARSHALL APPROVAL APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4.– MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO REPORT AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5.– BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 ELEVATION= 83.67 C.P.S. SET ON THE SOUTHWEST CORNER OF THIS SUBDIVISION. DATUM: NGVD 29 DATUM.
B.M. No. 2 ELEVATION= 95.90 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE SOUTHWEST CORNER OF LOT 28, S.A.U.D. 88 DATUM.

6.– DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 8.8 ACRE FEET OF EXTRA WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.2.

7.– DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. SUCH DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE. SWALE EASEMENTS THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8.– NO DRIVEWAY, LOT ACCESS WILL BE ALLOWED FOR LOTS 45 THROUGH 51. A 24 FOOT DRIVEWAY/ ENTRANCE SWALE WILL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 49 & 50 TO PROVIDE ACCESS AND ENTRY TO LOTS 45 THROUGH 51 FROM FM 2812. THIRD DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPER AND/OR BUILDING PERMIT.

9.– LOGOS: – DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4806.
10.– UNLESS OTHERWISE NOTED.
11.– NO ACCESS IS ALLOWED ON FM 2812 FROM F.M. 2812.
12.– RECIPROCAL ACCESS IS REQUIRED BETWEEN COMMERCIAL LOTS.
13.– EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DISCLOSING FOR WHO WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
14.– ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
15.– OFF–STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL OF THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT ELEMENTS SHALL BE ERECTED UNTIL THE SITE PLAN, DRAINAGE PLAN AND COST ESTIMATE HAVE BEEN APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
15.– LOTS 45 THROUGH 51 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 45 THROUGH 51 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS. CONTRACT FOR DEEDS. A BUFFER ZONE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL WESTERN PROPERTY LOTS AND ALONG FUTURE ROAD AND MONTEREY DRIVE. THERE MUST ACCESS THRU LOT. APPLICATIONS FOR CONSTRUCTION PROVIDED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
16.– A FOUR (4.0) FOOT SIDEWALK FOUR (4.0) FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
17.– A FIVE (5.0) FOOT SIDEWALK WITH ADA RAMPS ALONG F.M. 2812 IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
18.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, ORNAMENTAL TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
19.– TWO(2) DRIVEWAY/ENTRANCE PERMITS ARE REQUIRED FOR LOTS(S) 45 THRU 51. PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY/ENTRANCE ON TO FM 2812, TWO(2) ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT AND/OR BUILDING PERMIT.
20.– ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
21.– ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.
22.– NO ACCESS ALLOWED FROM MONTEREY DRIVE INTO LOTS 45 THROUGH 48.
23.– AN OFF–STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL OF THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT ELEMENTS SHALL BE ERECTED UNTIL THE SITE PLAN, DRAINAGE PLAN AND COST ESTIMATE HAVE BEEN APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

INDEX TO SHEETS:

SHEET 1.– KEYMAP INDEX, LOCATION MAP AND SITE PRINCIPAL CONTACTS, PLAT NOTES, LOT, STREET, AND EASEMENT UTILITY DESCRIPTION LISTS AND REVISED ENGINEER & SURVEYOR CERTIFICATE, PLAT NOTES AND RESTRICTIONS, OWNER'S CERTIFICATE, ACKNOWLEDGMENT, TAX CERTIFICATE, LIENHOLDER CONSENT, OWNERSHIP CERTIFICATE, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE, HIDALGO COUNTY ROAD AND HEALTH DEPT. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.E.D. No. 1 CERTIFICATE, SANTA CRUZ IRRIGATION DISTRICT No. 15 CERTIFICATE, SURVEYOR NOTES.

SHEET 2.– ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEWER SYSTEMS AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 3.– DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE FIGURE, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.

CURVE DATA			
CURVE	Δ	RADIUS	LENGTH
"A"	03°55'28"	1,371.00'	93.97'
"B"	00°59'18"	1,371.00'	14.19'
"C"	01°38'18"	1,371.00'	46.05'
"D"	01°06'17"	1,371.00'	26.47'
"E"	02°21'46"	1,371.00'	56.58'
"F"	02°03'35"	1,371.00'	49.22'
"G"	00°11'05"	15.00'	11.77'
"H"	00°24'07"	15.00'	7.05'
"I"	89°44'08"	15.00'	26.47'
"J"	90°00'00"	50.00'	78.54'
"K"	90°00'00"	50.00'	78.54'
"L"	90°00'00"	50.00'	78.54'
"M"	90°00'00"	50.00'	78.54'
"N"	90°00'00"	50.00'	78.54'
"O"	90°00'00"	50.00'	78.54'
"P"	90°00'00"	50.00'	78.54'
"Q"	90°00'00"	50.00'	78.54'
"R"	90°00'00"	50.00'	78.54'
"S"	90°00'00"	50.00'	78.54'
"T"	90°00'00"	50.00'	78.54'
"U"	90°00'00"	50.00'	78.54'
"V"	90°00'00"	50.00'	78.54'
"W"	90°00'00"	50.00'	78.54'
"X"	90°00'00"	50.00'	78.54'
"Y"	90°00'00"	50.00'	78.54'
"Z"	90°00'00"	50.00'	78.54'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 02°20'28" E	18.93'
L2	N 38°20'48" W	18.19'
L3	N 02°27'00" W	18.36'
L4	N 02°26'28" E	18.93'
L5	N 02°23'00" E	18.36'

AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
1	6,276.28	0.145
2	5,848.06	0.135
3	5,424.63	0.125
4–44	5,500.00	0.126
10	5,287.50	0.121
11	21,870.60	0.502
12	24,140.80	0.554
13–21	23,023.00	0.528
24	21,828.00	0.502
25	24,436.40	0.561
26	21,858.00	0.502
27	21,700.80	0.498
28	21,803.30	0.501
29	21,811.76	0.501
30	22,423.80	0.515
31	21,790.20	0.500
32	22,850.00	0.525
33	22,323.87	0.512
34–43	23,087.45	0.527
44	21,780.00	0.500
45	19,058.89	0.440
46–47	14,500.00	0.333
48	17,008.75	0.391
49	20,348.38	0.467
50–51	20,300.00	0.467

REVISION NOTES				
No.	DATE	REASON	BY	APPROVED

SUBDIVISION PLAT OF:
VIVA LAS VEGAS SUBDIVISION PHASE I

A 26.065 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 4, AND OUT OF LOTS 1, 2 AND 3, BLOCK 5, SANTA CRUZ GARDENS UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1613601, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTES AND BOUNDS:

A 26.065 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 4, AND OUT OF LOTS 1, 2 AND 3, BLOCK 5, SANTA CRUZ GARDENS UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1613601, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 2 AND WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE SOUTHWEST CORNER OF FALCON'S NEST SUBDIVISION PHASE I (RECORDED IN VOLUME 31, PAGE 174, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°37'W, 872.85 FEET FROM THE SOUTHEAST CORNER OF LOT 3;

THENCE: N 81°37'W, ALONG THE SOUTH LINE OF LOT 8, BLOCK 4, THE SOUTH LINE OF LOTS 1, 2 AND 3, BLOCK 5, AND WITHIN THE RIGHT OF WAY OF F.M. 2812, A DISTANCE OF 1,851.44 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF MARIAN'S ESTATES (RECORDED IN VOLUME 23, PAGE 151, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 08°23'E, ALONG THE EAST LINE OF MARIAN'S ESTATES, PASSING A 1/2" IRON ROD FOUND AT 75.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF F.M. 2812, A TOTAL DISTANCE OF 475.00 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4806 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE: S 81°37'E, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4806 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE: N 08°23'E, A DISTANCE OF 17.00 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4806 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE: S 81°37'E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4806 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE: N 08°23'E, A DISTANCE OF 594.53 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4806 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE: S 81°37'E, A DISTANCE OF 38.70 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4806 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE: N 08°23'E, A DISTANCE OF 181.40 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4806 SET ON THE NORTH LINE OF LOT 1, BLOCK 5 FOR THE SOUTH RIGHT OF WAY LINE OF A 100 FOOT SANTA CRUZ IRRIGATION DISTRICT No. 15 CANAL RIGHT OF WAY AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE: S 82°15'04"E (MAP RECORD: S 82°16'04"E), ALONG THE SOUTH RIGHT OF WAY LINE OF A 100 FOOT SANTA CRUZ IRRIGATION DISTRICT No. 15 CANAL RIGHT OF WAY AND THE NORTH LINE OF LOTS 1, 2 AND 3, BLOCK 5, A DISTANCE OF 584.68 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF FALCON'S NEST SUBDIVISION PHASE I AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 08°23'W, ALONG THE WEST LINE OF FALCON'S NEST SUBDIVISION PHASE I, PASSING A 1/2" IRON ROD FOUND AT 1,851.44 FEET FOR THE NORTH RIGHT OF WAY LINE OF F.M. 2812, A TOTAL DISTANCE OF 1,851.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.065 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH FALCON'S NEST SUBDIVISION PHASE I, RECORDED IN VOLUME 31, PAGE 174, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEER'S REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE GENERAL CONDITIONS OF THE PROPERTY LISTED DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE COMMON OWNERSHIP LINES BETWEEN THE PROPERTY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 16TH. DAY OF FEBRUARY, 20 08'

REGISTERED PROFESSIONAL SURVEYOR
No. 4806 STATE OF TEXAS

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS _____ DAY OF _____, 20__, SUBJECT TO THE FOLLOWING: IS NO BUILDING ALLOWED ON TOP OF OR WITHIN THE DITCH OR CANAL; 2) AN EASEMENT ON EACH SIDE OF IRRIGATION USE ON CANAL; 3) ALL SITE SUBJECT TO RULES, REGULATION, MORTGAGE-WATER AND EASEMENTS OF DISTRICT, AND 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER DEEMS RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT _____ SECRETARY _____

NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS CODE No. 49.211(c). THE APPROVAL OF THE DRAINAGE PLANS DOES NOT CONSTITUTE THE DRAINAGE PLAN AS BEING THE ONLY APPROPRIATE FOR THE GIVEN SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS OWNERS TO SEEK THOSE INFORMATION.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

_____ BY: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

VIVA LAS VEGAS
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (SUBDIVISION PHASE I) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST:

MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
LAND SURVEYORS
PHONE 956-381-0980
FAX 956-381-0487

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VIVA LAS VEGAS SUBDIVISION PHASE I (SUBDIVISION) TO BE SUBDIVIDED IN ACCORDANCE WITH THE PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION SHOWN EXPRESSED.

OWNER
RICHARD A. GARCIA
PRESIDENT OF GARCIA MANAGEMENT LLC.
PARTNER OF GARCIA, LLC.
2810 N. PRESIDIO BOULEVARD
EDINBURG, TEXAS, 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD A. GARCIA, PRESIDENT OF GARCIA MANAGEMENT LLC. GENERAL PARTNER OF GARCIA, LLC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 04 DAY OF DECEMBER, 2008

U.S.A. CONSULTING
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
JUL 03, 2012

U.S.A. CONSULTING NOTARY PUBLIC

STATE OF TAX ASSESSOR

I, THE UNDERSIGNED, TAX ASSESSOR FOR THE HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS CURRENT ON ALL TAXES.

_____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS CERTIFY THAT THIS SUBDIVISION PLAT HEREIN AS VIVA LAS VEGAS SUBDIVISION PHASE I, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED, AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20__.

CHAIRPERSON–PLANNING & ZONING COMMISSION

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.029(c)

WE THE UNDERSIGNED CERTIFY THAT THE PLAT OF THE VIVA LAS VEGAS SUBDIVISION PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

_____ HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST:

_____ HIDALGO COUNTY CLERK _____ DATE _____

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOLUME _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET No. 1 OF 3 SHEETS				
DATE PREPARED	REVISED		REVISED BY	
DATE SURVEYED	REVISED		REVISED BY	
DATE SURVEYED	REVISED		REVISED BY	